

## **Limerick City & County Council**

### **Re: Part 8 Proposal for the following:**

Part 8 proposal, Reference PT8LL411 – The development will consist of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

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### **Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Limerick City & County Council is proposing, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9, development consisting of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

The plans and particulars were placed on public display from the 19<sup>th</sup> June, 2026 up to and including 17<sup>th</sup> July, 2026, and submissions and observations were invited up to the 31<sup>st</sup> July, 2026, in accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by ASH Ecology and Environmental, on behalf of the Housing Construction Department of Limerick City and County Council.

An Appropriate Assessment of the proposed development is not required as it can be excluded, on the basis of objective information provided in the Screening report, the nature of the proposed works, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process. Appropriate Assessment Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above, it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

**Order:** That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by ASH Ecology and Environmental makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for the development which will

consist of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).



Dr. Pat Daly  
Director General  
Limerick City & County Council



Date: 24.9.26

## Memo

**To:** John Moran, Mayor

**From:** Michael Moloney, Executive Architect and Vincent Murray, Director of Service for Housing Support Services

**Date:** 17/09/2026

**Re:** Part 8 proposal, Reference PT8LL411 – The development will consist of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

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Dear Mayor,

Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a proposal for 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

The proposal prepared by the Housing Construction Department has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028, and the proper planning and sustainable development of the area.

It is recommended that the proposed development proceed with as modified for the consideration of the Elected Members of Limerick City and County Council.

Signed:





## **Limerick City & County Council**

### **Re: Part 8 Proposal for the following:**

Part 8 proposal, Reference PT8LL411 – The development will consist of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

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### **Environmental Impact Assessment (EIA) Screening Determination**

Pursuant to the requirements of the above, Limerick City & County Council is proposing, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9, development consisting of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

The plans and particulars were placed on public display from the 19<sup>th</sup> June, 2026 up to and including 17<sup>th</sup> July, 2026, and submissions and observations were invited up to the 31<sup>st</sup> July, 2026, in accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing Planning Community and Local Government's "Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" (2003), Screening of the development for Environmental Impact was carried out by ASH Ecology and Environmental, on behalf of the Housing Construction Department of Limerick City and County Council.

The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential impact on the environment of the project.

The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds and utilises an existing building with minimal new intervention. The proposed development will not have any significant impacts on the environment given the nature of development. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to

ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

For the reasons outlined above, it is considered that the proposal will not present a risk to the environment. As such this screening exercise concludes that an Environmental Impact Assessment is not required for this project.

**Order:** That Limerick City & County Council as the Competent Authority having considered the Environmental Impact Assessment Screening Report prepared by ASH Ecology and Environmental makes a determination that, an Environmental Impact Assessment will not be required to inform the proposal for the development which will consist of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

V.M.

ASH

Dr. Pat Daly  
Director General  
Limerick City & County Council

Date: 24.9.26

## Memo

**To:** Michael Moloney, Executive Architect and Vincent Murray, Director of Service for Housing Support Services

**From:** Barry Henn, Senior Executive Planner, Development Management

**Date:** 17/09/2026

**Re:** Part 8 proposal – Reference - PT8LL411 – The development will consist of: 1. The former Garda residence is to be sub-divided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling, 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

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Dear Michael and Vincent,

Please find attached for your consideration a report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of the residential development at Shanagolden, Co. Limerick.

The proposal prepared by the Housing Department has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028, and the proper planning and sustainable development of the area.

It is recommended that the proposed development should proceed with as modified for the consideration of the Elected Members of Limerick City and County Council.

  
**Signed:** \_\_\_\_\_  
Jennifer Collins, Executive Planner

  
**Signed:** \_\_\_\_\_  
Barry Henn, Senior Executive Planner

**ENDORSED:** \_\_\_\_\_

  
VINCENT MURRAY - DIRECTOR OF SERVICES



**MAYOR'S REPORT**  
**RECOMMENDATION IN ACCORDANCE**  
**WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT**  
**ACT 2000 (AS AMENDED)**

**Re: Part 8 Proposal Reference PT8LL411 for the following:**

The development will consist of:

1. The former Garda residence is to be sub-divided into two residential units,
2. The change of use of the former station annex to a one bedroom dwelling,
3. Ancillary site works,

at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The building is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007).

## 1.0 Introduction

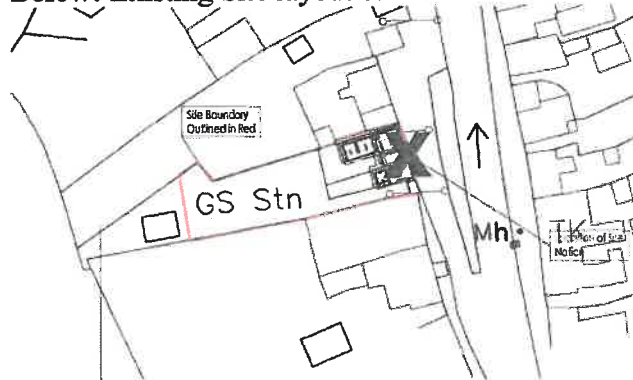
This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

## 2.0 Description of the nature and extent of the proposed development

The former Garda Station is located off the Main Street in Shanagolden, which is a level 5 Small Village as defined in the Limerick Development Plan 2022-2028. The subject property fronts directly onto the Main Street. The building is a semi-detached four-bay two-storey property with a two-storey rear annex. The building is on the Record of Protected Structures, RPS Reg. No. 1590 and on the National Inventory of Architectural Heritage, NIAH Reg. No. 21832007.

There is an existing row of storage bays to the rear of the structure and a private passage to the side of the structure, which provides access to a hard-standing area to the rear of the property as well as access to a green area to the rear. A right of way also exists along this passage to a telecommunications compound at the rear of the site. Access to same is infrequent.

**Below: Existing Site layout & Floor Plans**

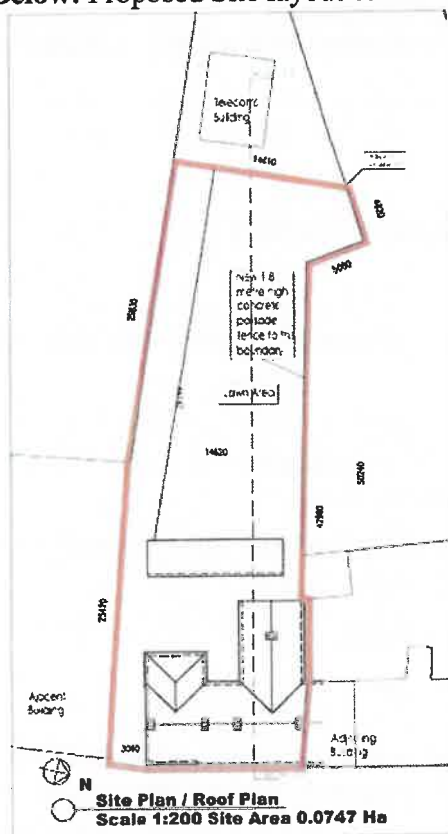


### Below: Existing Floor Plans



The proposal includes the conversion of the former Garda Station to provide 3 no. residential units. External storage from each unit will be provided within the existing row of storage bays to the rear of the structure and the rear green area will become a shared private open space area. No car parking is proposed on the site.

### Below: Proposed Site layout & Floor Plans



### Below: Proposed Floor Plans



#### 2.1 Public Consultation:

The plans and particulars were placed on public display from the 19<sup>th</sup> June, 2026 up to and including 17<sup>th</sup> July, 2026. Submissions and observations were invited up to 31<sup>st</sup> July, 2026.

#### 3.0 Submissions with respect to the proposed development

A total of 3 no. written submissions/observations were received and are listed below:

| Sub No. | Name                                               |
|---------|----------------------------------------------------|
| 1       | Stephen Danaher                                    |
| 3       | Uisce Éireann                                      |
| 3       | Department of Housing, Local Government & Heritage |

##### SUB (1) Stephen Danaher

Received Date: 31<sup>st</sup> July 2026 (additional copy of same received and date stamped 07/08/2026)

|                     |                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Submission Summary: | <ol style="list-style-type: none"> <li>1. Would you reinstate the channel guttering at the downpipe near our house – flush with the path.</li> <li>2. There are lead pipes in the building and surrounds. Are they being replaced? They leaked into us.</li> <li>3. Bat roosts are in the building.</li> <li>4. Is Eircom unit staying put.</li> </ol> |
| Mayor's Response:   | <ol style="list-style-type: none"> <li>1. The channel guttering will be reinstated. This work will be part of the conservation scope of works associated with the project.</li> </ol>                                                                                                                                                                  |

|  |                                                                                                                                                                                                                                                                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ol style="list-style-type: none"> <li>2. All lead piping will be removed from the site.</li> <li>3. A Bat Survey has been commissioned and carried out on the property. Limerick City and County Council has committed to fulfilling all of the recommendations contained therein.</li> <li>4. The Eircom building will be staying put. Access to the building will be maintained.</li> </ol> |
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**SUB (1) Uisce Éireann (UÉ)**

Received Date: 31<sup>st</sup> July 2026 (additional copy of same received and date stamped 07/08/2026)

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Submission Summary: | <p>Uisce Éireann notes general requirements, including connection agreement, confirmation of feasibility and compliance with UÉ Standards and Codes of Practice, where connection to public water and wastewater infrastructure is proposed.</p> <p>To ensure adequate provision and protection of water and wastewater facilities, UÉ recommends the following;</p> <ol style="list-style-type: none"> <li>1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.</li> <li>2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes &amp; Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries.</li> <li>3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure.</li> <li>4. The design and construction of the Water &amp; Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.</li> </ol> <p>Advisory notes in relation to the above recommendations have been provided in the submission.</p> |
| Mayor's Response:   | <p>A pre-connection enquiry, Ref. No. CDS24008513, was submitted to Uisce Éireann and a Confirmation of Feasibility was received 12/03/2025 confirming that connection to public water and public wastewater infrastructure for the proposed residential units is feasible without infrastructure upgrades.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|  | In relation to Uisce Éireann's recommendations 1-4 set out above, these are noted and will be adhered to throughout the development process. |
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| <b>SUB (2) Department of Housing, Local Government &amp; Heritage (DHLGH)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Received Date: 27 <sup>th</sup> July 2026                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Submission Summary:                                                           | <p>The Development Applications Unit of the DHLGH have a number of heritage-related observations/recommendations. These are addressed under the stated headings below:</p> <p><b>Architectural Heritage</b></p> <p>The Department supports the reuse of this former Garda station and notes the authenticity of the surviving fabric and architectural character. The proposed adaptation and reuse of the building into 2 no. residential units, within the structural footprint of the existing building is supported. The Department has a number of recommendations to ensure the long-term survival of its exterior architectural character and setting. These are as follows:</p> <ol style="list-style-type: none"> <li>1. The Local Authority should engage the services of a Grade II Conservation Architect or equivalent to guide and advise on areas of historic fabric intervention, remaking, repair and discovery in order to achieve a high-quality design and conservation outcome in accordance with the <i>Architectural Heritage Protection Guidelines, 2011</i> (updated 2022), best practice and conservation principles.</li> <li>2. The proposed repair and conservation of windows to historic openings should be informed by the cultural significance of the structure and the surviving joinery. Details of historically accurate profiles informed as necessary by historical research into correct proportions based on the analysis of drawn/photographic evidence, surviving joinery or features in the structure. Upgrading should be in line with the recently published guidance <i>Improving-Energy Efficiency in Traditional-Buildings 2024</i> and case studies – <i>OPW technical guidance approaches to improving the energy performance of heritage properties in state care</i>.</li> <li>3. The Conservation Architect should record as necessary all conservation works undertaken as part of the project to maintain a permanent record. The refurbishment of the roof structure and features informed by detailed assessment and retaining surviving detail and finishes where appropriate, with reference to stated DHLGH Advice Series.</li> </ol> <p><b>Nature Conservation</b></p> <p>The Department notes that all terms and conditions of the valid bat derogation licence are to be implemented and adhered to prior to,</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                   | during and post construction works on the property and provides contact details for any further communications in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Mayor's Response: | <p><b>Architectural Heritage</b></p> <p>In relation to the DAU recommendations 1-3 as set out above, these are noted and a response is set out below:</p> <ol style="list-style-type: none"> <li>1. The services of a Grade 2 Conservation Architect, Pat McSweeney MScMRIAI have been procured and a full Architectural Heritage Impact Assessment (AHIA) of the proposed development has been carried out and published on the National Planning Portal as part of this Part 8 Planning process. The AHIA was carried out in April 2026 and the report compiled thereafter. As recommended, all works will be carried out in accordance with the relevant architectural guidance, best practice and conservation principles.</li> <li>2. It is proposed to retain and conserve the existing original external windows and front door as set out in Section 7.1.4 and 7.1.5 on page 23 of the published AHIA Report. In addition, some opes will be altered or closed up, for example the side door of the former Garda Station. Where this is proposed, the existing wall will be made good with new finishes to match historic walls. Furthermore, all upgrade works will be in line with the recently published Guidance as appropriate.</li> <li>3. The Conservation Architect has recorded as necessary all conservation works to be undertaken as part of the project in order to maintain a permanent record of the existing historic fabric. Details of the extensive analysis carried out and recorded is contained in the published AHIA report.</li> </ol> <p><b>Nature Conservation</b></p> <p>The Department's comments in relation to the requirement to implement and adhere to all terms and conditions of the valid bat derogation licence, prior to, during and post construction works on the property, are noted and all the requirements of the derogation licence will be implemented and adhered to. Contact details for communications with the Department in this regard are also noted and welcome.</p> |

#### 4.0 Habitats Directive Project Screening Assessment (AA Screening)

An Appropriate Assessment Screening Report has been undertaken by ASH Ecology & Environmental for the proposed development. The Lower River Shannon SAC (site code 002165) is 3km from the site and is the only site where a potential indirect hydrological connection is identified.

In this regard, potential impacts on the Lower River Shannon SAC were further assessed in the report, including the following:

- Habitat Loss/Alteration

- Disturbance and/or Displacement of Species
- Habitat /Species Fragmentation
- Changes in Population Density
- Impacts to Water Quality
- Change Impacts
- In Combination Effects of Plans & Projects

The report concludes as follows:

*According to NPWS (2009), the Appropriate Assessment Screening exercise can either identify that an Appropriate Assessment is not required; or that there is no potential for significant effects (i.e. Appropriate Assessment is not required); or that significant effects are certain, likely or uncertain (i.e. the project must either proceed to Stage 2 (AA) or be rejected).*

*The Lower River Shannon SAC was assessed for impacts from the proposed works and all impacts were screened out.*

*In conclusion, upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed works and the likelihood of significant effects on any European site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the author of this report that, on the basis of objective information, the possibility may be excluded that the proposed works will have a significant effect on any of the European sites below within a 15km radius of site:*

- Lower River Shannon SAC
- Barrigone SAC
- Askeaton Fen Complex SAC
- Curraghchase Woods SAC
- River Shannon and River Fergus Estuaries SPA
- Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA

*These complete, precise and definitive findings, based on the best available scientific evidence, remove all reasonable scientific doubt that the proposed works will have any significant impacts on the European sites detailed above; and it is therefore concluded that there will be no likely significant negative impacts caused to any European sites as a result of the proposed works. A Natura Impact Statement (NIS) is not required.*

The AA Screening Report also identifies additional ecological constraints to be considered as follows:

*While this Screening for Appropriate Assessment concludes no significant effects on European sites, it should be noted that other important ecological considerations were identified during the site survey that require attention. These include:*

- Evidence of previous bat use in the building requiring a derogation licence from NPWS and further seasonal surveys

- *The retention where possible of the northern boundary hedgerow/scrub habitat for local ecological connectivity*
- *The timing of any vegetation clearance to avoid the bird nesting season (March 1st to August 31st)*

*These ecological constraints, while not affecting the AA screening conclusion, should be addressed through appropriate measures during the planning and development process.*

Limerick City and County Council's Heritage Officer (report dated 02/09/2026) has reviewed the Appropriate Assessment Screening report and is in agreement with the finding that the preparation of an NIS is not necessary. It is noted that the receiving environment is an infill brownfield site with a high degree of existing human activity at a distance from Natura 2000 sites with intervening countryside providing screening. The Heritage Officer considers that the project area contains no sensitive habitats, lies outside any European Site, and does not encroach on the West Limerick Hills SPA or Lower River Shannon SAC.

Having regard to the above, the nature of the proposed works, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

## **5.0 Environmental Impact Assessment (EIA) Screening**

An EIA Screening Report has been undertaken by Ash Ecology & Environmental for the proposed development, which includes the refurbishment of the former Garda Station and change of use to 3 no. residential units, and considers whether an EIA is required for same.

The Screening report has determined that a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds and utilises an existing building with minimal new intervention. There are no potential cumulative or in-combination effects likely to arise, and there will be no significant impacts on the Natura 2000 network. All potential impacts can be effectively managed through standard mitigation measures and best practice and therefore, it is concluded that the need for Environmental Impact Assessment can be excluded at this stage.

Limerick City and County Council's Heritage Officer (report dated 02/09/2026) has reviewed the Environmental Impact Assessment Screening report and is in agreement with the findings that it is not necessary to progress to full EIA. The project is limited in scale. It is a former Garda station building and associated grounds in the village. This makes efficient use of urban infrastructure while ensuring the reuse of brownfield infill sites. The overall footprint is below the thresholds set out under Schedule 5 of the Regulations for urban and housing developments. It is located within an established suburban area with a long history of human disturbance and has no habitats of conservation importance.

The development does not fall within any of the threshold or sub-threshold requirements for a mandatory EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended) and utilises an existing building with

minimal new intervention. Having regard to the nature of the development as proposed it has been determined that the preparation of an Environmental Impact Assessment Report is not required.

## **6.0 Key Policy Provisions**

### **Limerick Development Plan, 2022-2028:**

The Limerick Development Plan 2022-2028 sets out the following policies and objectives with respect to acceptable development at the location in question:

#### **Objective CGR O17 Development within Level 5 Settlements**

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) The scale of new residential schemes shall be in proportion to the pattern and grain of existing development and shall be located within the development boundary, thus avoiding 'leap frogging' of development and delivering compact growth and providing for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development. In this regard, any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement.
- b) New commercial developments shall generally only be located within the core area and shall contribute positively to the village streetscape.
- c) New community and social facilities shall be provided in conjunction with residential development as required.
- d) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to allow connection to public sewers in due course when capacity becomes available.

#### **Objective CGR O18 Scale of Growth for Level 5 Settlements**

It is an objective of the Council to ensure that, generally, no one proposal for residential development shall be larger than 5 – 7 units. A limited increase beyond this may be permitted where demonstrated to be appropriate, dependent on the extent of the settlement and the services in place to serve growth.

#### **Objective CGR O20 Town and Village Revitalisation**

It is an objective of the Council to:

- a) Promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres.
- b) Support and work with State Bodies, private landowners, community and voluntary groups to successfully achieve the renewal and revitalisation of Limerick's towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of main streets and improve the public realm.

#### **Objective HO O4 Re-use of Existing Buildings**

It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock and conversion of other suitable buildings to sustainable housing accommodation.

**Table DM 9(b): Car and Bicycle Parking Standards – Newcastle West and other settlements**

**National Policy Guidelines:**

- Compact Settlements Guidelines for Planning Authorities, 2024
- Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2025)
- Quality Housing for Sustainable Communities, 2007 - Table 5.1: Space provision and room sizes for typical dwellings

**7.0 Appraisal**

**Principle of Development**

This Part 8 application is the development of 3 no. residential units within the Shanagolden Level 5 Settlement envelope of Shanagolden. The former Garda Station is proposed to be subdivided into 2 no. residential units (a one-bed unit and a two-bed unit) and the former station annex is to be converted into 1 no. one-bed residential unit.

The former Garda Station is currently vacant. In this regard, Objective HO O4 Re-use of Existing Buildings of the Limerick Development Plan 2022-2028 supports the re-use and conversion of existing buildings to residential use. In addition, the number of units proposed, 3 no. residential units, is in accordance with the scale of growth outlined for Level 5 Settlements under Objective CGR O18. Overall, the proposal is considered to be acceptable in principle.

**Density**

The density of the site is 33 units per hectare, which is considered to be generally acceptable in the context of the site being located within the Level 5 Settlement of Shanagolden, given that the proposal relates to the conversion of an existing structure, and subject to compliance with the relevant requirements and standards as set out below.

**Layout, Design and Conservation**

As noted above, the proposed development involves the conversion of the historic building and former Garda Station to 3 no. residential units. The building fronts onto Main Street (L1223). No significant changes are proposed to the existing layout on the site. External storage for each unit will be provided within the existing row of storage bays to the rear of the main building with individual access provided from the proposed apartment. The existing rear green area will become a shared private open space area for all apartments. No car parking is proposed on the site.

The development will provide a 2-bedroom apartment (81 sqm) and 2 no. 1-bed apartments (53sqm and 56sqm). The layout of the proposed residential units is such that no overlooking will take place. Access to the 2-bed apartment is provided through the existing front door which accesses directly onto Main Street. It is proposed to close up

an existing side entrance (south) and provide access to the proposed the 1-bed apartments via a new access via the existing side passage to the rear of the property.

In terms of compliance with the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2025), the overall apartment floor area for the 1 bed-units (53sqm and 56sqm exceeds the minimum 45sqm required and the floor area for the 2-bed unit (81 sqm) exceeds the minimum 63sqm required. Minimum widths for the main living/dining rooms exceed the minimum 3.3m for 1-bed units (3.48 and 3.63) and 3.6m for 2-bed unit (4.43m). Minimum widths for the bedrooms generally meet the minimum 2.1m for 1-bed units (3.4m and 3.5m) and 2.8m for 2-bed units (4.4m (double) and c.2m (single)). It is noted that the guidelines promote a flexible approach in terms of redevelopment of existing buildings and having regard to same, it is considered that the proposed apartments generally satisfy the minimum overall floor areas and space requirements set out in Appendix 1 of the guidelines.

In terms of private open space, there is a large green lawn area to the rear of the yard within the site boundary, this is proposed as a shared open space for the occupants of the proposed apartment units. In this regard, in terms of private amenity standards for apartments set out in the Apartment Guidelines, these may be relaxed in relation to building refurbishment schemes subject to overall design quality. Therefore, having regard to the open space available to the rear of the site and nearby local amenities including Shanagolden Community park c.02km from the site boundary, the provision of shared amenity space to the rear of the building as proposed is considered to be in compliance with required standards.

External alterations are proposed to the property including the removal of an existing chimney, the removal of an existing door to the side of the dwelling in place of a new entryway further along the southern gable. It is also proposed that an existing door at the rear of the main building is closed up and an existing window ope at the rear of the existing annex is reduced in size. Significant works are proposed to the interior of the structure including removal of internal walls and provision of additional walls to form the various rooms of the proposed apartments. While the general principle of reuse of an existing vacant building may be acceptable, this is a Protected Structure (RPS Reg. No. 1590, NIAH Reg. No. 21832007) and careful consideration and assessment of any works to same is required.

In this regard, the Council's Architectural Conservation Officer has reviewed the proposed development (report dated 08/07/2026) and notes ongoing engagement with the Design Team during the design development process of this project. The Conservation Officer notes that a Grade 2 Conservation Architect has also advised the Design Team during the design development process and has provided an Architectural Heritage Impact Assessment Report for the development which has been published on the National Planning Portal along with all other documents relating to the proposed development. The Conservation Officer considers that the proposed conservation works will have a positive impact on the condition and integrity of the Protected Structure and is satisfied, overall, that the proposed redevelopment of the Protected Structure is appropriate and acceptable. The Conservation Officer recommends that all mitigation measures included in the submitted AHIA are followed.

#### Car Parking

No car parking is proposed on the site. In this regard, off-street parking is available at the front of the property with at least two parking spaces available at this location. Table 9(a) Car and Bicycle Parking Standards of the Limerick Development Plan 2022-2028 provides for a maximum number of car parking spaces with no minimum. The proposed development is for the conversion of an existing building on a restricted site within the settlement centre of Shanagolden. In addition, there is significant on-street parking in the immediate vicinity of the site and in the wider area of Shanagolden. Having regard to the above, the development as proposed complies with the requirements of the Limerick Development Plan and is generally acceptable.

#### Bicycle Parking and Refuse

All the units have access to individual designated external storage areas at the rear of the main structure and future apartment building where it is proposed to create 3 no. separate units with lean-to roof within an existing shed on the site. Secure access to each storage unit is proposed. As the proposed external storage areas provide sufficient space for bike parking, no further provision is required on the site. In addition, there is sufficient space designated to each residential unit to accommodate refuse storage.

#### Landscaping and Boundary Treatment

The only changes to the existing boundary include the removal of an existing mature hedgerow along the northern boundary to the rear of the sheds in place of a 1.8m high concrete palisade fence. Having regard to the recommendations outlined in the AA Screening Report, the hedgerow offers a habitat for local ecological connectivity and should be retained if possible. This can be addressed at a later stage and retention of same, if possible, can be incorporated into the proposal at detailed design stage.

#### Archaeology

The entire development site is within a Recorded Monument, LI019-012, classified as the Historic Town of Shanagolden. The County Archaeologist has reviewed the published documentation (report dated 04/09/2026) including the Architectural Heritage Impact Assessment (AHIA). In this regard, it is noted that while there are a number of inconsistencies in AHIA, for example, it is stated that there are no National Monuments in proximity, the development site, however the entire site is located within the Zone of Notification established for the Historic Settlement which is reflected in Figure 21 of the report. Notwithstanding this, the County Archaeologist is satisfied that the proposed development is largely on the existing footprint and therefore represents brownfield development, so no further archaeological mitigation is required. If there is any increased ground disturbance within the plot beyond the submitted drawings, licensed archaeological monitoring may be required.

#### Flooding

The site is not within a flood zone as identified in the Limerick Development Plan 2022-2028.

#### Environmental Considerations

The Council Heritage Officer and Ecologist has reviewed the proposal (report dated 02/09/2026) notes the Bat Report and Site Specific Mitigation Report prepared by JBA Consulting and that a derogation licence in relation to bats has been sought from the NPWS and subsequently received (DER-BAT-2026-134). It is noted that all documents have been published on the National Planning Portal as part of the Part 8 process.

In terms of the Bat Report, the Heritage Officer notes that 3 no. bat emergence surveys were carried out in May, July and early September 2025, which is comprehensive coverage of the bat activity season. Static detectors were also employed. In terms of the findings of the surveys, it is noted that the presence of multiple bat species and a confirmed roost emphasise the ecological importance of the site to local bats. The Bat Survey contains recommendations to address the above, which the Heritage Officer recommends should be implemented in full.

Given the importance of the bat roost on the site, the Heritage Officer further recommends that the mitigation measures outlined in the Site Specific Mitigation Report should be implemented in full as well as conditions of the derogation licence referred to above. The Heritage Officer also states that works should proceed only under ecological oversight. The Housing Construction Department have confirmed that the proposed development will proceed as recommended. In this regard, the services of Ecologists, JBA Consultants, have been engaged to carry out screening and bat surveys. In addition, JBA have engaged with the Council's Heritage Officer to develop a series of protocols for the proposed works to proceed in compliance with the directives of the bat survey report. The Ecological Consultant will be available during the course of the works to ensure everything will be in order.

#### **9.0 Modifications**

One modification has been made to the proposal to provide clear and unobstructed access to the main entrance of the proposed 2 no. 1-bed apartments at the side of the property.

This includes alterations to the existing entrance to the side passage. It is proposed that the location of the existing entrance gates are moved further north, behind the rear wall of the main building.

This Modification is detailed below.

##### **Modification 1:**



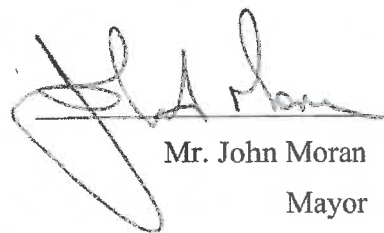
**Above:** Published Ground Floor Plan showing existing entrance gate location

**Above:** Modified Ground Floor Plan showing proposed entrance gate location

### 10.0 Conclusion

Based on the documentation provided with the application, and having regard to the assessment of same as set out above, the proposal is considered to be in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028 and in line with relevant Ministerial Guidelines and Standards, in the context of enabling the redevelopment of a vacant historic structure and site for 3 no. residential units within the settlement envelope of Shanagolden. Overall, it is considered that the proposal will have a positive benefit for the village of Shanagolden.

Having regard to the foregoing evaluation and the reasons and considerations as set out, the proposal is considered to be in accordance with the objectives of the Limerick Development Plan 2022-2028, and with the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended), the proposed development is recommended to proceed with as modified for the consideration of the Elected Members of Limerick City and County Council.

  
Mr. John Moran  
Mayor

Limerick City & County Council

Date: 29/9/2026



## Appendix 1 – Reports

Report from Sarah McCutcheon, County Archaeologist



Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

### Planning Application Internal Report

**Planning Ref: PT8LL411**

**Application title:** Shanagolden Garda Station

**Development Description:** Limerick City and County Council proposes to carry out the development described hereunder at the following development at: the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Eircode V94C6R9. The building is a Protected Structure (RPS Reg. No 1590, NIAH Reg No. 21832007) The development will consist of: 1. The former Garda residence is to be subdivided into two residential units, 2. The change of use of the former station annex to a one bedroom dwelling. 3. Ancillary site works.

**Address:** Ballycormick, Shanagolden

**Report Prepared By: Sarah McCutcheon, Local Authority Archaeologist**

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**Comments:** I have read the report accompanying the Part 8. There are a couple of inconsistencies, while it is correct that there are no **National** Monuments in proximity, the entire development site is within a **Recorded Monument**, LI019-012, classified as the Historic Town of Shanagolden. The Zone of Notification established for the Historic Settlement is however, included as Figure 21. I have assessed the development's impact. It is largely on the existing footprint and therefore represents brownfield development, so no further archaeological mitigation is required. If there is any increased ground disturbance within the plot beyond the submitted drawings, licensed archaeological monitoring may be required.

**Recommendation:** No objection

**Signed:**

\_\_\_\_\_  
Local Authority Archaeologist

**Date:** 04.09.2026



**Part 8 Planning Referral Report  
Architectural Conservation**

**Shanagolden Garda Station Refurbishment.**

**Planning Ref. No.:** PT8LL411

**R.P.S. Reg. No.:** 1590

**A.C.A.:** N/A

**N.I.A.H. Reg. Ref.:** 21832007

**N.I.A.H. Garden Survey Ref.:** N/A

The Design Team have engaged with me during the design development process of this project. A Grade 2 Conservation Architect has also advised the Design Team during the design development process, and has provided an Architectural Heritage Impact Assessment Report for the development.

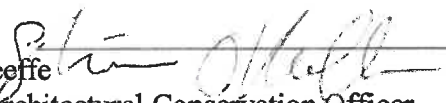
All mitigation measures included in the submitted AHIA should be followed.

The proposed conservation works will have a positive impact on the condition and integrity of the Protected Structure.

Overall, I am satisfied that the proposed redevelopment of the Protected Structure is appropriate and acceptable.

**Recommendation:**

All mitigation measures included in the submitted AHIA should be followed.

**Signed:**   
Shona O'Keefe  
Executive Architectural Conservation Officer

**Date:** 8<sup>th</sup> July 2026



## Planning Application Internal Report

**Planning Ref:** Part 8 PT8LL411 Shanagolden Garda Station

**Applicant:** LCCC

**Development Description:** conversion of building into three residential units.

**Report Prepared By:** T O'Neill Heritage Officer/Ecologist.

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**Comments:**

**Bat Report:** noted that a derogation licence has been applied for and received- DER-BAT-2026-134. The conditions of this licence should be adhered to.

Three bat emergence surveys were carried out in May, July and early September 2025 which is comprehensive coverage of the bat activity season. Static detectors were also employed. On the first survey on the 22<sup>nd</sup> of May 2025, a number of Soprano Pipistrelle were recorded emerging from under the eaves at the rear (southwest) of the Garda station. From 22:11 to 22:16, feeding activity was observed near the emergence point, with 23 bats flying back and forth. On the July visit a thermal camera was used to record the emergence of 33 Soprano Pipistrelles. The September visit further confirms extensive bat usage. The use of the static detector also confirmed bat usage of the site by a number of other species, though they may have been in transit rather than being part of the roost population.

In addition to the Soprano Pipistrelles, the site is regularly used by Common Pipistrelle and Leisler's bat, both of which were recorded in small numbers, suggesting the site and surrounding landscape are used for foraging or commuting. Occasional activity by Brown Long-eared Bats and Natterer's Bats indicates that the site may also serve as a commuting or foraging area for these species, which may use the hedgerow and grassland area to the rear of the site. The presence of multiple bat species and a confirmed roost emphasise the ecological importance of the site to local bats.

Given the importance of the roost I would recommend that the mitigation measures be implemented in full. The conditions of the derogation licence referred to above should also be implemented in full. Works should proceed only under ecological oversight.

The recommendations from the Bat report are reproduced below:

### **Recommendations**

*In light of the confirmed presence of a Soprano Pipistrelle roost within the attic of the Shanagolden Garda Station, and the regular use of the site by multiple bat species, the following recommendations are made to ensure legal compliance and the protection of bat populations:*

*6.1 Licensing and Notification A derogation licence must be obtained from the NPWS prior to any works that may impact the confirmed bat roost. The NPWS should be formally notified of the presence of a Soprano Pipistrelle roost within the attic of the Garda Station. This*

*notification should include all survey results and relevant ecological assessments. Renovation of a known roost is considered a high-risk activity under the Bat Mitigation Guidelines for Ireland (Marnell et al. 2022) and must be managed with appropriate ecological oversight.*

*6.2 Ecological Oversight An ecological clerk of work (ECOW) will be required to oversee the works, provide guidance to the contractor, be on hand to cover any unforeseen interaction with bats, and ensure that mitigation measures are applied appropriately. The ECOW should be on site for key elements of the works, and available to answer questions or give guidance at short notice. The ECOW does not need to be present on site continuously.*

*6.3 Work Phases A proposed timeline and order in which the key elements of the works should be prepared and discussed with the ECOW/ NPWS to ensure that provisions in the derogation licence are adhered to, and to ensure that should any delay happen, suitable bat habitat will always be available.*

*6.4 Timing of Works To avoid disturbance to breeding females and dependent young, works to the attic, roof, or any part of the structure associated with the roost should not take place during the maternity season, which typically spans from May-August. If works must proceed during this period, they should only do so under the terms of a valid derogation licence and with mitigation measures in place. Broadly speaking works in the attic space and on the roof should be restricted to October-March period. The west wing of the attic should not be disturbed during the maternity season. Work in the remaining sections of the attic space may be worked in, provided approval from the NPWS and ECOW.*

#### *6.5 Habitat Retention*

*The existing hedgerows, treelines, and grassland areas that provide foraging and commuting habitat for bats should be retained as much as feasibly possible and protected throughout the construction phase. Where habitat loss is unavoidable, compensatory planting of native species should be undertaken to maintain ecological connectivity and support continued bat activity in the area. Any landscaping to the garden should provide for bat cover (e.g. retention of vegetation line along western boundary), and use native species of local provenance as much as feasibly possible. Within the building, the chimney features present in the attic should be retained. Any voids or cracks in the walls on the inside should be retained provided the integrity of the structure is not compromised. The existing access point should be retained to provide continued access for the bats. This access point is sufficiently small that it will not allow for bird species to enter the building.*

*6.6 Roost Mitigation and Compensation Where roost features are to be lost or altered, suitable compensatory roosting provision should be incorporated into the development. This may include the retention of existing roost features where feasible, and/or the installation of bat boxes or purpose-built roosting spaces that replicate the thermal and structural conditions of the original roost. Mitigation guidelines require that alternative roost are in place prior to works going ahead, original roost site maintained until replacement roosts are proven to be used, and at least 2 years of monitoring post works. These provisions should be designed in consultation with a licenced bat ecologist to ensure they are appropriate for use, and approved by the NPWS prior to works going ahead. Mitigation measures and alternative roosts options are presented in the supporting documentation for the derogation licence. Multiple options are available on site for roost mitigation:*

- Retain the roost in the current building; this tends to be the preferred option as bats already use the area. This would require time constraints on the works, constraints on type of materials used (e.g. 'bat safe' wood treatment, membranes), providing additional access points (roof tiles/ slates), maintaining in the current condition the brick wall in the attic space.*
- Inclusion*

*of bat boxes suitable for maternity such as 1WI Schwegler Summer and Winter Bat Box or equivalent to replace existing roosting space. Additionally supplemental bat boxes can be added into the fabric of the building (southern wall, chimney ...) to provide additional roosting space and different options for the bats in the event that the colony grows.*

- Construction a purposed built bat house; this would be a standalone building built to specifications that are suitable for bats. Whilst this option is technically possible, the site may not be of sufficient size to accommodate a structure of this type. There is also a risk of interference with the structure due to the urban setting and relatively small garden area.*

*6.7 Lighting A bat-sensitive lighting strategy should be implemented to minimise light spill on roost access points, foraging areas, and commuting corridors. Lighting should be low intensity, warm-spectrum, and directional, with controls such as timers or motion sensors where appropriate. Permanent light features in the garden should be avoided. This will help preserve the natural behaviour of bats and reduce the risk of roost abandonment or disruption to foraging activity.*

These should be implemented in full.

**Mitigation report for bats:** As part of the redevelopment of the Shanagolden Garda Station, a number of mitigation measures are required in order to protect the existing bat roost. The required mitigation involves guidance from a bat specialist, restriction on timings of works to avoid the bat maternity season, use of bat approved treatments and materials, and provision of alternative roosting spaces. Measures to mitigate the impact of lighting and to preserve commuting and foraging lines are presented are also presented in the document.

**EIA screening:** agree with the findings that it is not necessary to progress to full EIA. The project is limited in scale. It is a former Garda station building and associated grounds in the village.

This makes efficient use of urban infrastructure while ensuring the reuse of brown field in fill sites. The overall footprint is below the thresholds set out under Schedule 5 of the Regulations for urban and housing developments. It is located within an established suburban area with a long history of human disturbance and has no habitats of conservation importance. Comments regarding the historic character and significance of the building from the ACO may highlight other sensitivities.

**AA screening:** I would agree with the finding that the preparation of an NIS is not necessary. Noted that the receiving environment is an infill brown field site with a high degree of existing human activity at a distance from the SPA site with intervening countryside providing screening. The project area contains no sensitive habitats, lies outside any European Site, and does not encroach on the West Limerick Hills SPA or Lower River Shannon SAC

**Recommendation:** That permission **be granted** for the development. The mitigation measures in section 6 of the bat report and the measures in the derogation licence and mitigation report must be implemented in full.

Signed

T O Neill

Date: 2/9/2026

## Response from Chief Fire Officer – 1<sup>st</sup> July 2026

**From:** Crawford, Murtagh <murtagh.crawford@limerick.ie>  
**Sent:** Wednesday 1 July 2026 16:31  
**To:** Planning Referrals <planningreferrals@limerick.ie>  
**Cc:** fireservice <fireservice@limerick.ie>; Wallace, John <john.wallace@limerick.ie>  
**Subject:** PT8LL411 File No FIRE Murtagh Crawford

Fire & Building Control have no objections in principle with the proposed development ref PT8LL411 as per the following:

- Visitable WCs in each dwelling shall comply with recommendations of Section 3 of Part M 2022
- The works shall be designed and constructed in accordance with Building Regulations 1997-2024.
- The Building Control Regulations 1997-2024 apply to all applicable works.

Regards

**Murtagh Crawford**  
Assistant Chief Fire Officer | Fire & Emergency Services  
Regional Services Directorate  
Limerick City & County Council  
Lissanalta House, Dooradoyle,  
Co. Limerick, V94 3W44

## **Appendix 2 – Correspondence**

### LCCC Housing Construction Section - Email 04/09/2026

From: Moloney, Michael <michael.moloney@limerick.ie>  
Sent: Friday 4 September 2026 12:23  
To: Collins, Jennifer <jennifer.collins@limerick.ie>  
Subject: Shanagolden Garda Station - Side Gate Access Clarification

Jennifer,

Further to our conversation on Wednesday 01<sup>st</sup> September please note that it is our intent to relocate the side gates further to the rear of the right of way as recorded on the attached revised Drawing no. 2. This ensures unimpeded access to the apartment entrances located at the rear of the building. Drawing no. 2 as submitted in the Part VIII documentation erroneously shows them in their original location.

Trusting the above is in order,

Michael Moloney BArch Sc MRIAI

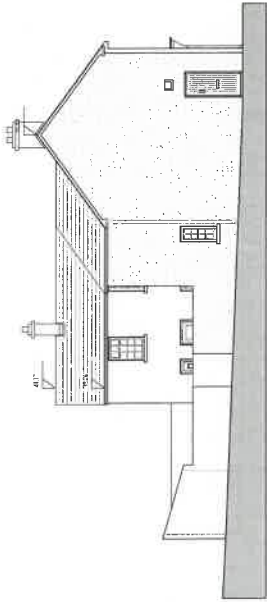
Executive Architect  
LA Housing Construction  
Limerick City & County Council  
County Hall, Dooradoyle, Limerick V94 WV78  
Tel: 061 557258  
Mob: 087 9475731  
Email: [michael.moloney@limerick.ie](mailto:michael.moloney@limerick.ie)

<http://www.limerick.ie> | @LimerickCouncil | #LimerickEdgeEmbrace

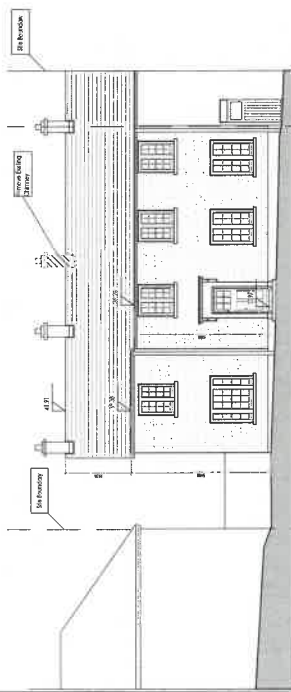
While I may read and send emails outside normal working hours, I do not expect a response or action outside your own working hours.

Revised Drawing attached – see below:

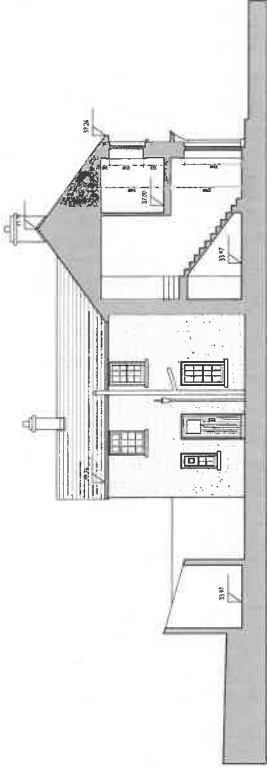




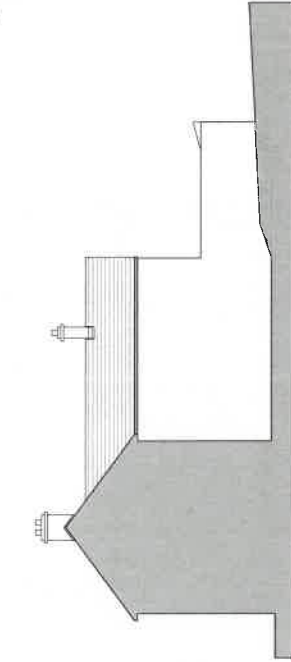
Existing South East Elevation  
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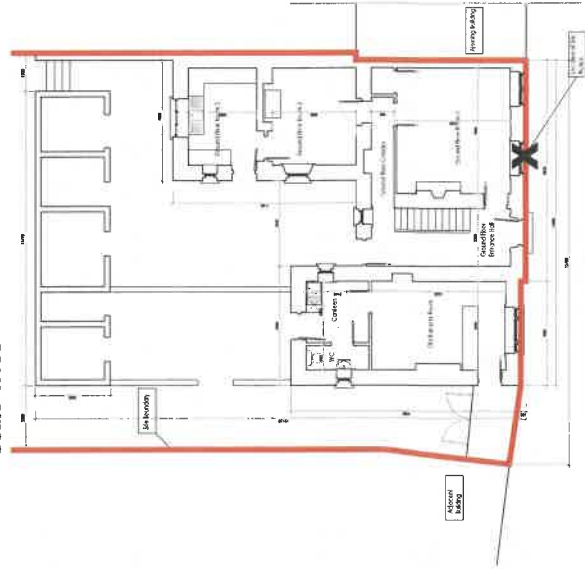
Existing Front Elevation  
Scale 1:100



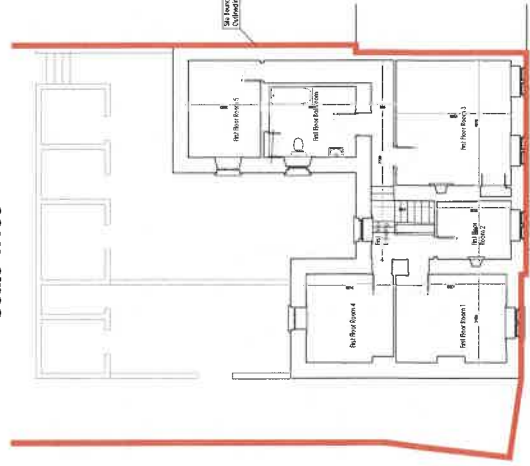
Existing Building Section A-A  
Scale 1:100



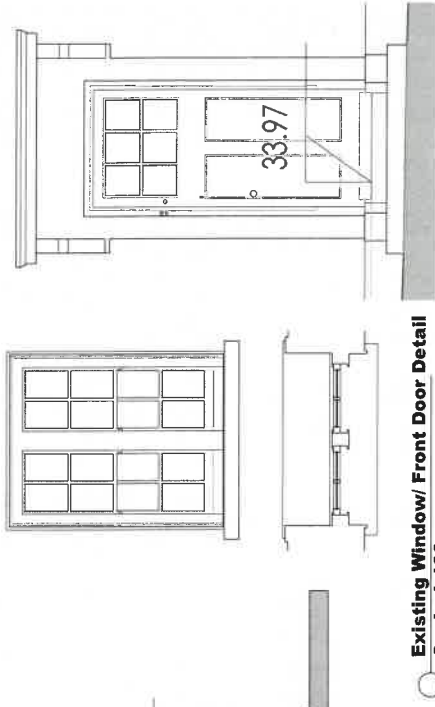
Existing North West Elevation  
Scale 1:100



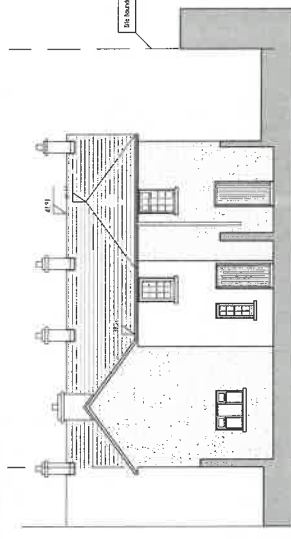
Existing Ground Floor Plan  
Floor Area 100 sqm (Total 200 sq m)  
Scale 1:100



Existing First Floor Plan  
Area 100 sq m  
Scale 1:100



Existing Window/ Front Door Detail  
Scale 1:100

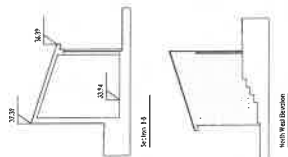


Existing South West Elevation  
Scale 1:100

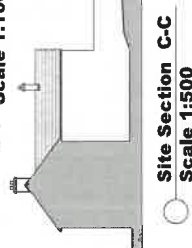


Site Location Map  
Scale 1/ 1,000

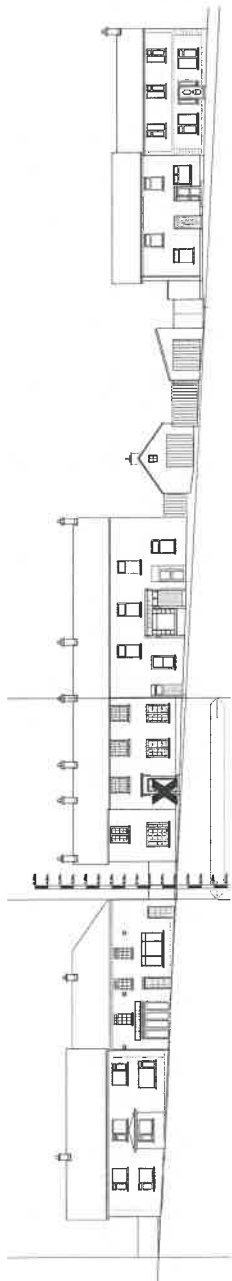
|                |                     |                                                                                                                                                                                                                                                                               |            |
|----------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| COPYRIGHT:     |                     | The drawings are the property of the client and are not to be used for any other purpose without the written permission of the client. The drawings are the property of the client and are not to be used for any other purpose without the written permission of the client. |            |
| DESIGNER:      |                     | Limerick City and County Council                                                                                                                                                                                                                                              |            |
| PROJECT:       |                     | Shanagolden Garda Station                                                                                                                                                                                                                                                     |            |
| STAGE:         |                     | Planning                                                                                                                                                                                                                                                                      |            |
| DRAWING TITLE: |                     | Existing Plans, Elevations and Section                                                                                                                                                                                                                                        |            |
| DATE:          | 11/09/2023          | DRAWING NO.:                                                                                                                                                                                                                                                                  | 01         |
| SCALE:         | 1:100, 1:500, 1:200 | CHECKED:                                                                                                                                                                                                                                                                      | 11/09/2023 |
| DRAWN:         | 11/09/2023          | SHEET SIZE:                                                                                                                                                                                                                                                                   | A1         |
| PROJECT:       | HR.01               | FILE NAME:                                                                                                                                                                                                                                                                    | 0          |



Storage Sheds - Elevations & Section  
Scale 1:100



Site Section C-C  
Scale 1:500

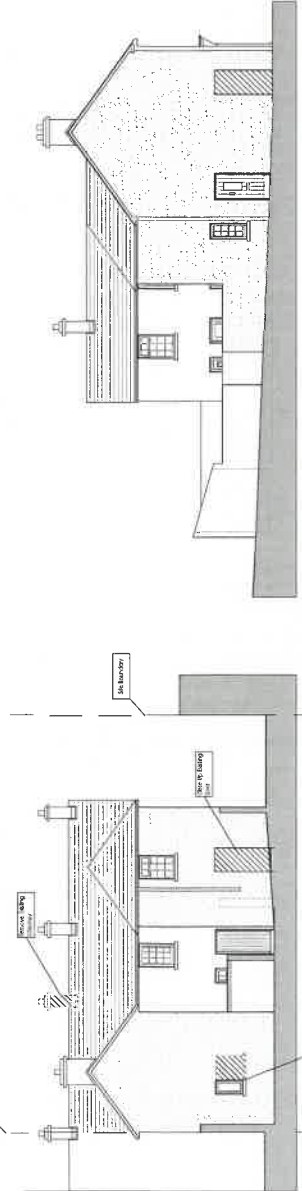


Contiguous / Street Elevation  
Scale 1:200



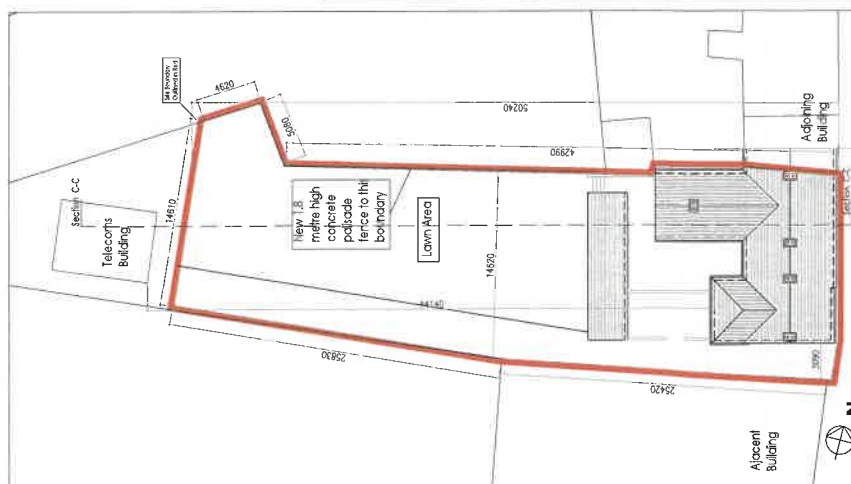
Proposed Ground Floor Plan  
Scale 1:100

Proposed First Floor Plan  
Scale 1:100



Proposed South West Elevation  
Scale 1:100

Proposed South East Elevation  
Scale 1:100



Site Plan / Roof Plan  
Scale 1:200 Site Area 0.0747 Ha

**DISCLAIMER:** This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the client to ensure that the drawing is used for the intended purpose. The client acknowledges that the drawing is not a contract and that the client is responsible for obtaining all necessary permissions and approvals. The client also acknowledges that the drawing is not a guarantee of performance and that the client is responsible for ensuring that the drawing is used for the intended purpose.

**REVISIONS**

| DATE       | REV. | BY        | DESCRIPTION     |
|------------|------|-----------|-----------------|
| 26.02.2025 | 1    | M. Murphy | Room Area Added |

**PROJECT:** HR.01  
**STAGE:** Planning  
**DOSSIER TITLE:** Proposed Plans, Elevations and Sections

**CLIENT:** Limerick City and County Council  
**PROJECT:** Limerick City and County Council  
**PROJECT:** Limerick City and County Council  
**PROJECT:** Limerick City and County Council

**DATE:** November 2024  
**SCALE:** 1:100, 1:200, 1:500  
**DRAWN:** M. Murphy  
**CHECKED:** -  
**DATE:** -  
**FILE NAME:** -

**REVISION:** 1